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STATION 5

Split Zoning

STAFFED BY SUSAN McLAIN

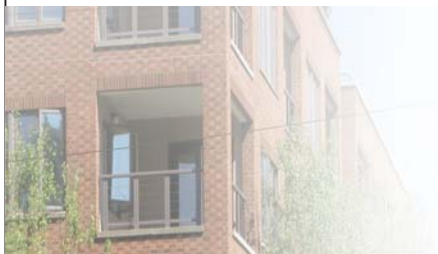
Effect of Split Zoning

A split zone occurs when more than one zone applies to a single parcel or development site. Split zoning exists on eight blocks along Broadway East (see map). The following are examples of problems that occur with projects on split-zoned development sites:

- Limits options to provide vehicle access to commercial parking
- Limits options to locate commercial parking on site
- Applies conflicting height limit exceptions (e.g., for elevator penthouses) to a single development
- Applies conflicting residential open space requirements to a single development

Proposed Zoning Changes:

- Change Lowrise 3 zoning between Broadway E. and 10th Ave. E. to Neighborhood Commercial with a height limit of 40 feet.
- Change Midrise zoning between Broadway E. and Harvard Ave. E. to Neighborhood Commercial with a height limit of 65 feet.
- Establish a Land Use Code provision that requires residential uses along 10th Ave. E. and Harvard Ave. E. In general, these streets should remain residential in character, however, some discretion should be allowed for commercial uses that extend from Broadway E. to Harvard Ave E or 10th Ave. E. Such uses, like grocery stores, often have unique loading needs.



Revitalizing Broadway Community Open House



City of Seattle
Gregory J. Nickels, Mayor

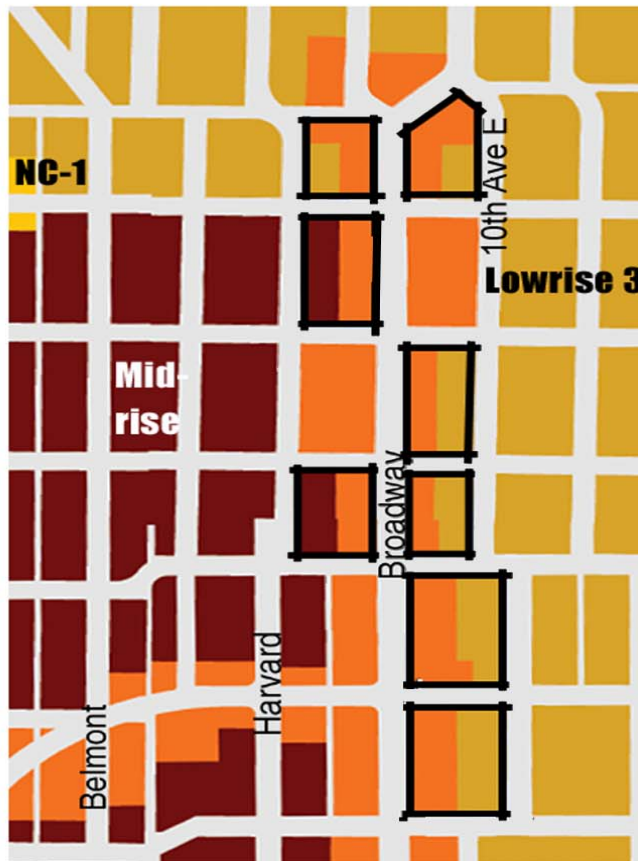
Office of Economic Development ■ Jill Nishi, Director
Department of Planning and Development ■ Diane Sugimura, Director
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E Roy

E Mercer

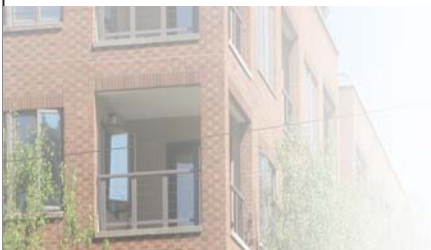
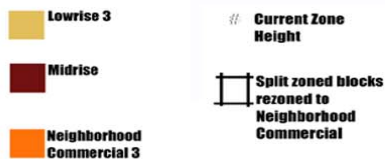
E Republican

E Harrison

E Thomas

E John

E Denny



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